



32 VICTORIA CRESCENT ROAD
TOP FLOOR
DOWANHILL
G12 9DD



To view the HD video click here







This beautiful, three bedroom upper duplex conversion has been professionally renovated, enjoys an enviable position in Dowanhill and offers stunning open views over Willowbank Bowling Green.

Victoria Crescent Road is one of the oldest terraces in Dowanhill and was constructed between 1865 and 1874. This beautiful blonde sandstone terrace sweeps around the edge of Willowbank Bowling Green, over which the property has a stunning view. The home for sale is less than five minutes walk from Byres Road and Glasgow University and if you are really thirsty, it is possible to make it to the bar in the Ubiquitous Chip in under three minutes. This extremely convenient spot provides almost immediate access to popular bars, restaurants, Underground Rail Station and Waitrose Supermarket. Despite being so handy for so many amenities, Victoria Crescent Road remains extremely peaceful.













The home for sale is held within a polished ashlar, Pavillion Townhouse at the top of Victoria Crescent Road. Number 32 has been divided into just three conversions and the property for sale is formed over the two upper levels (second floor and attic). The building is self-factored and within the last twelve months the common hallway has been re-decorated including restoration of the storm doors and the roof has just been overhauled. As such, the building is found in excellent condition and the common entrance tees up the internal accommodation beautifully.

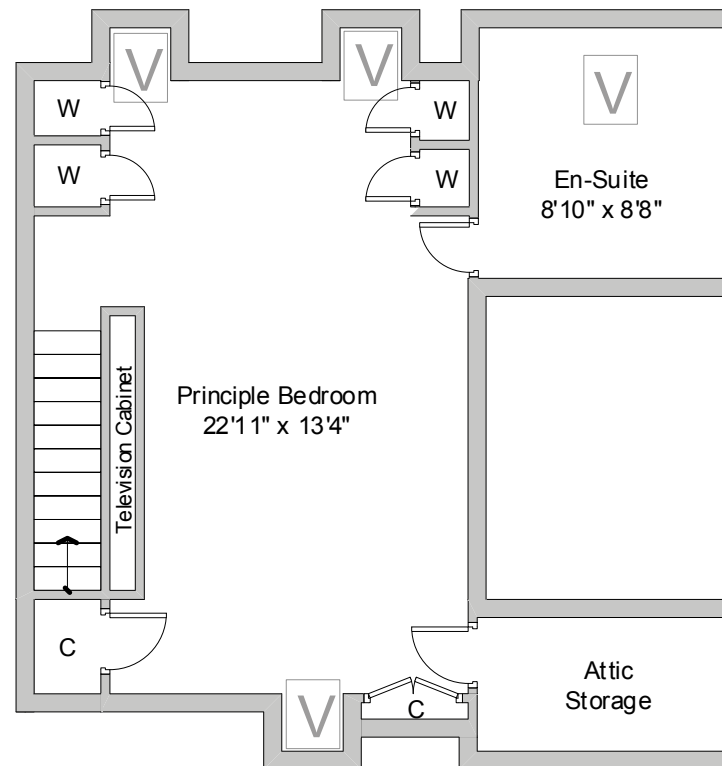
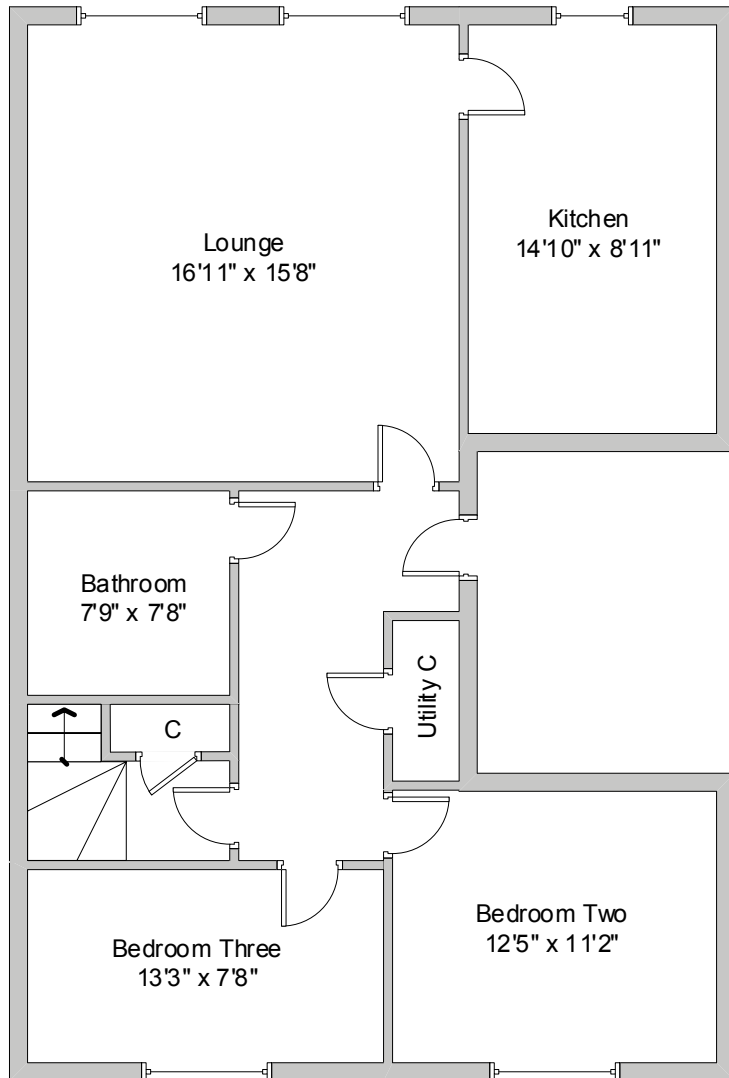
Internally the property has been completely renovated and the current owners have gone to great lengths to create a luxurious, comfortable living space which is ready to be moved into immediately. The accommodation is formed over two levels and the layout has been improved, including the addition of a large en-suite shower in the master bedroom suite. The attached photographs and HD video will give you some idea of the size and specification of the property but in brief the accommodation extends to; attractive communal hallway with light grey walls, dark red carpeting and beautiful original features, reception hallway with utility cupboard, stunning living room with wood-burning stove and wonderful views to bowling green, dining kitchen dove grey units, white marble-effect Silestone work surfaces and full compliment of Bosch integrated appliances, two double bedrooms with panelled walls and main bathroom with contemporary suite, light grey tiling and under-lit bath with shower over. The upper level has been cleverly used to form a full-sized principal bedroom suite complete with twin wardrobes, en-suite bathroom with grey tiling and carpenter-built hideaway television cabinet. If you crack open the velux windows upstairs, the view is absolutely phenomenal!

Un-like other conversions, the home for sale boasts excellent levels of storage space including a coat and boot cupboard at the foot of the staircase, handy attic space which is accessed halfway up the staircase, store cupboard and attic space off master bedroom. When the property was renovated two years ago, the entire central heating was replaced and the property was re-wired. At this time all of the sash and casement windows were restored and the Velux windows on the upper level were replaced with brand new, conservation examples. When renovating the property, the current owner's main aim was to create a bright, stylish living space with an exceptional finish. As such, there is a solid oak floor which runs continuously throughout the entire public space, KEF ceiling speakers which are wired into the utility cupboard and can be controlled by Sonos Amplifier, wall-level television points in all bedrooms and kitchen etc. All of the original shutters have been restored and are completely functional and the property also has a wood-burning stove in the living room.









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EPC Band C

Approx gross internal area 1367 sqft | 127 sqm




Property referenceHG04294

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.







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